



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: March 24, 2022

Project: Town Madison, Phase 8B (Certified Plat 2022-005)

**Applicant/
Property**

Owner: Old Town Investments, LLC

Location: 100 Outfield Drive, 102 Outfield Drive, 120 Outfield Drive (North of Town Madison Boulevard, East of Outfield Drive)

Request Summary

This is a request for a certified plat for three commercial lots on 2.82 acres.



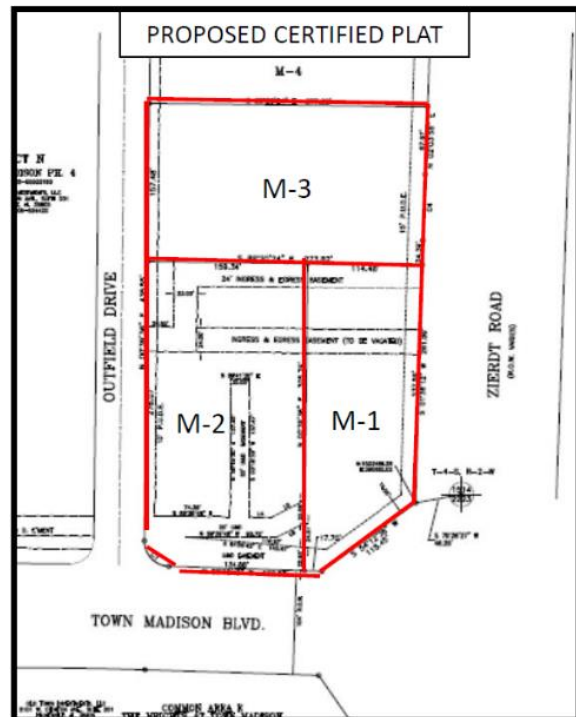
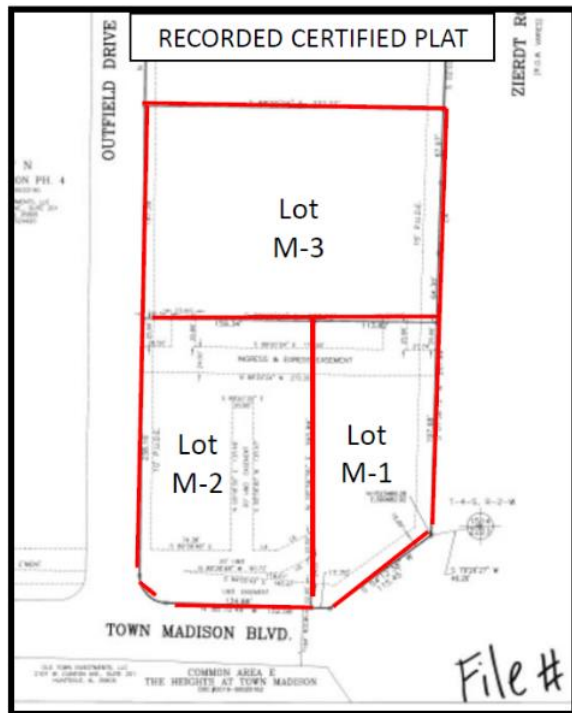
Recommendation

Motion to:

“Approve the Certified Plat for Town Madison, Phase 8B (CP2022-005) with contingencies.”

Project Request

The certified plat modifies the location of interior lot lines with the result that Lot M-1 increases from 0.61 to 0.71 acres, Lot M-2 increases from 0.96 to 1.11 acres, and Lot M-3 decreases from 1.25 to 1.00 acres. This is accomplished by shifting Lot M-3's southerly property line approximately 39.91 feet to the north and extending the common property line between Lots M-1 and M-2 the same approximate distance.



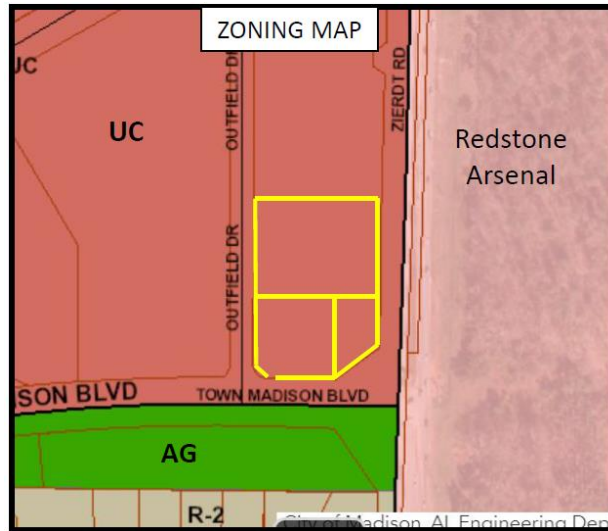
General Information

Background:

The existing retail center on Lot M-2 and a Starbucks, proposed for Lot M-1, were approved administratively in July 2020. Subsequently, Certified Plat Town Madison, Phase 8 was approved by the Planning Commission in March 2021 to divide the property to reflect the individual projects. Lot M-3 received administrative approval for a Panera Bread restaurant in October 2021.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	Future Land Use Map	Zoning	Existing Land Use
Subject Site	RM (Residential Medium Density) OS (Opens Space), C (Commercial)	UC (Urban Center)	Retail Center and vacant
North of Subject Property	C	UC	Slim Chickens
East of Subject Property (across Zierdt Rd)	n/a	n/a	Redstone Arsenal
South of Subject Property (across Town Madison Blvd)	RM	AG (Agriculture)	Common Area for the Heights at Town Madison
West of Subject Property (across Outfield Drive)	C and OS	UC	restaurant under construction



Conformance with Long Range Plans:

1. Future Land Use Map
The Future Land Use Map designates the properties with the land use Open Space and Commercial.
2. West Side Master Plan. Not Applicable
3. Growth Plan
The subject property is within the I-565 Corridor Key Development Area, and the proposed plat is compliant with the objectives of the KDA.
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

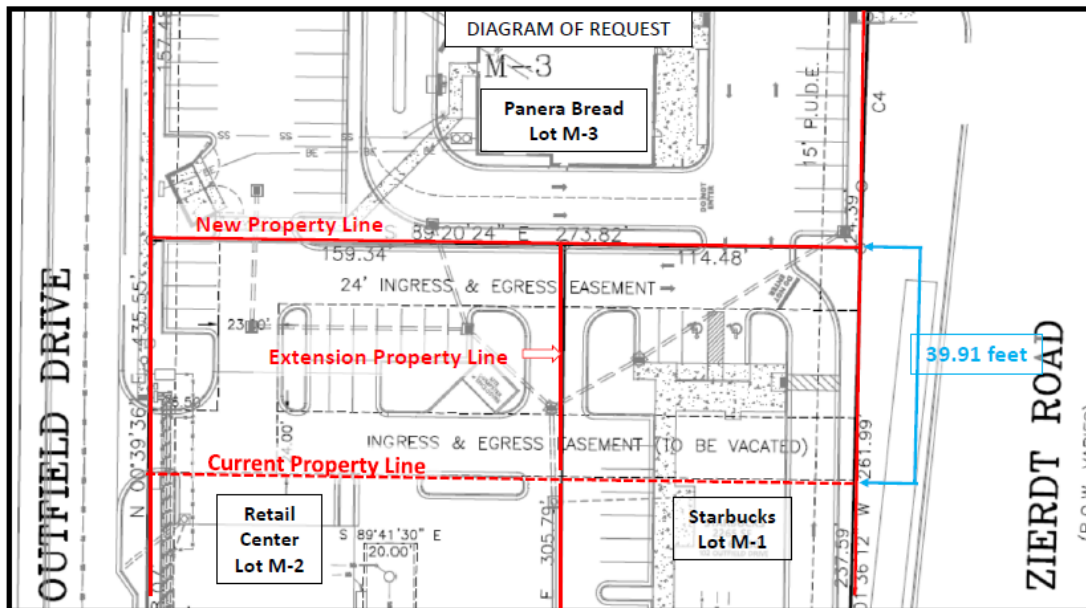
The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

The proposed certified plat accommodates changes made to the circulation pattern and site plan for the proposed Starbucks and the existing retail center, which includes increasing the size of their lots to add more parking. The graphic below shows existing and proposed property lines with the site improvements.



Attachments

1. Recommended Technical Review Committee Contingencies for Town Madison, Phase 8B/Certified Plat
2. Certified Plat dated and received March 9, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Town Madison, Phase 8 Certified Plat

Planning Department

1. Submit title opinion
2. Signatures:
 - a. Surveyor
 - b. Dedication
 - c. Notary
 - d. Huntsville Utilities